

PROPERTY OWNERS ASSOCIATION 7th AMENDED MANAGEMENT CERTIFICATE FOR
BRENTFIELD ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: Brentfield
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Brentfield Association, Inc.
4. Recording Data for Association: Plats filed at Bexar County
 Volume 9536, Pg. 201-203
 Volume 9539, Pgs. 77-78
 Volume 9543, Pgs. 71
 Volume 9546 Pgs. 7-8
5. Recording Data for Declaration and any amendments: Declaration of Protective Covenants filed at Bexar County on or about 5/15/1997, Volume 7087, Pg. 1987.

Annexation Declarations:

Unit 26, Volume 7335, pg. 1548

Unit 27, Volume 7914, pg. 1247

Unit 28, Volume 8298, pg. 1889

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Bylaws filed at Bexar Co., Doc# 97-01103090, Volume 7165, pg. 329.

First Amendment to Bylaws Filed Doc. #20070285172, Vol. 13257, pg. 414 on 12/10/2007

Articles of Incorporation are filed with the Office of the Secretary of State of Texas on 4/22/1997 and filed at Bexar County under Vol. 14721, Pg. 2475

Collection Resolution #00012010: Effective 9/1/2010 filed at Bexar County under Vol. 14721, Pg. 2475.

Violation Resolution # 20100816: Effective 9/1/2010 filed at Bexar County under Vol. 14721, Pg. 2475.

Resolutions/Policies:

All policies are attached to and filed with the Certificate filed under Doc# 20110210917.

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy
Membership Voting Policy
Collection Policy
Architectural Guidelines
Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Administrative Resolution No 20100001 Re Enforcement of Article 17: Maintenance of Residential Lot is filed under Doc. Book 15962 pg 330.

Resolutions/Policies/Guidelines: All policies listed below are filed under Document Number 20130241582:

Collection Policy
Violation Policy
Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Guidelines for Drought Resistant Landscaping and Natural Turf
Conflict of Interest Policy
Guidelines for Flag Display
Religious Items Display Guidelines
Solar Energy Device Guidelines
Roofing Material Guidelines
Rainwater Collection Guidelines
Application of Payments Policy

Brentfield Association, Inc. Billing Policy and Payment Plan Guidelines dated 10/16/2017 are filed under Document No. 20170208489.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:

- 1 business day = \$110.00 / 3 business day = \$85.00
- Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 1st day of November, 2021.

Brentfield Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

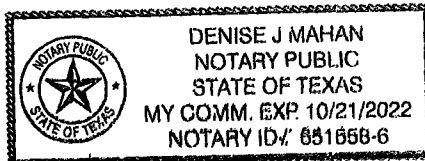
County of Bexar §

This instrument was acknowledged and signed before me on 1st
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Brentfield Association, Inc., on behalf of said association.

Denise J Mahan
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Recorded Date: November 04, 2021
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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 8:40 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk